

Agenda Item 24-0372 (Jenna Dinkel)

Application of Goehner Investments LLC for a Conditional Use Permit at 5212 Mormon Coulee Rd allowing for a rooming house.

General Location

Council District 13. Not in a neighborhood association. Located on the northwest corner of Mormon Coulee Rd and 33rd Street South as depicted on attached Map PC24-0372. The property is surrounded by commercial, multiple dwelling, public and semi-public and light industrial districts.

Background Information

The applicant is requesting a Conditional Use Permit to operate 26 rooming house units at 5212 Mormon Coulee Rd. They are also requesting a rezoning from C-2 Commercial District to R-5 Multiple Dwelling District as referenced in legislative item 24-0373. This property previously operated as the Maple Grove Motel. The units have been remodeled and will function as rooming house apartments. The units are approximately 170-210 square feet. The owner stated they anticipate renting out the 26 units long-term with 6- to 12-month leases. There is a maximum of one occupant in each unit. The units consist of a bedroom and a bathroom. Rooming houses do not have any additional requirements to meet for a conditional use permit.

Recommendation of Other Boards and Commissions

N/A

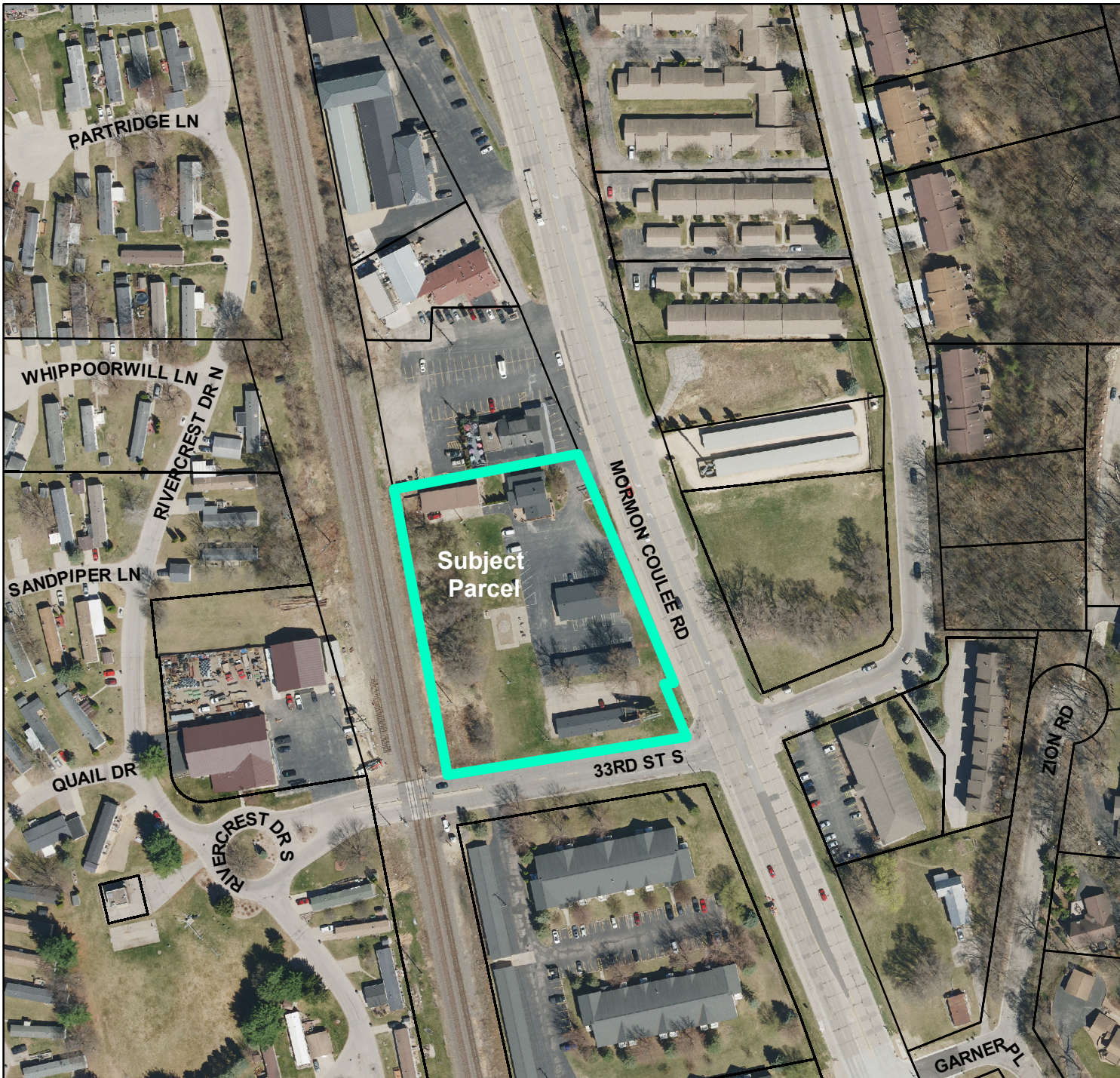
Consistency with Adopted Comprehensive Plan

The Comprehensive Plan recommends increasing the supply of rental units for households making less than the area median income, which this application supports. This application is consistent with the Comprehensive Plan.




















Staff Recommendation

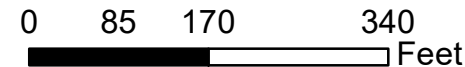
This item is recommended for approval.

Routing J&A 4.3.2024

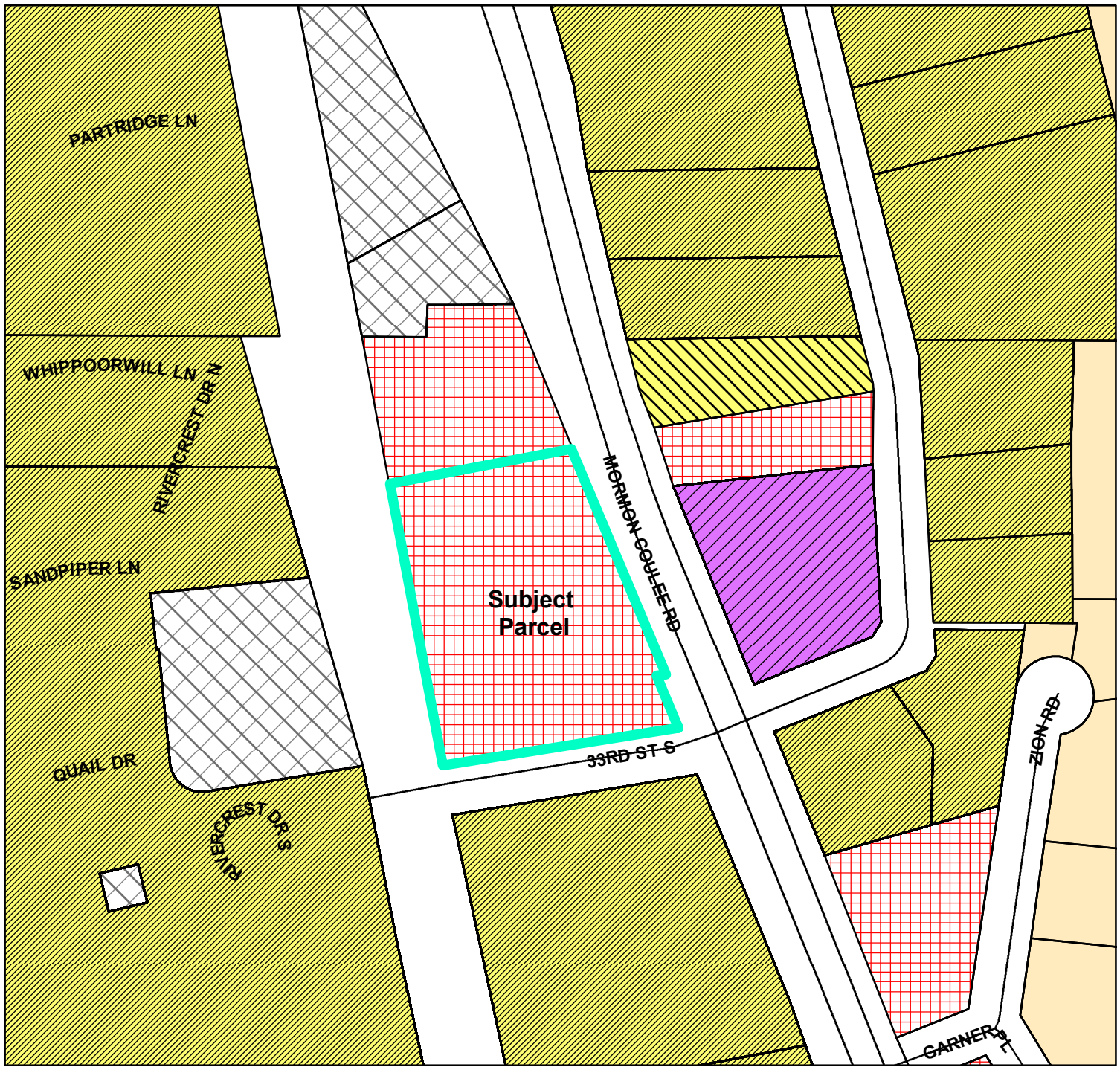


BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY

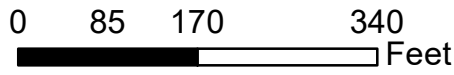


PC 24-0372
PC 24-0373



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